136.0	0003	0016.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,017,700 / 1,017,700
					USE VALUE:	1,017,700 / 1,017,700
					ASSESSED:	1,017,700 / 1,017,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
21		KENSINGTON RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	DA SILVA NUNO
Owner 2:	ALMEIDA SONIA
Owner 3:	
Street 1:	21 KENSINGTON RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	JONES DANIEL M/ TRUSTEE -
Owner 2:	RICHARD VICTOR JONES 2004 REVO -
Street 1:	124 REINHARD AVE
Twn/City:	COLUMBUS
St/Prov:	OH Cntry:
Postal:	43206

NARRATIVE DESCRIPTION

This parcel contains .175 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1916, having primarily Wood Shingle Exterior and 2544 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7637.000	433,500		584,200	1,017,700
Total Card	0.175	433,500		584,200	1,017,700
Total Parcel	0.175	433,500		584,200	1,017,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 400.12 /Parcel: 400.12

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 87453

GIS Ref

GIS Ref

Insp Date 08/29/17

!10566!

PREVIOUS ASSESSMENT

Parcel ID: 136.0-0003-0016.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	433,500	0	7,637.	584,200	1,017,700		Year end	12/23/2021
2021	101	FV	420,300	0	7,637.	584,200	1,004,500		Year End Roll	12/10/2020
2020	101	FV	499,100	0	7,637.	584,200	1,083,300	1,083,300	Year End Roll	12/18/2019
2019	101	FV	384,700	0	7,637.	616,700	1,001,400	1,001,400	Year End Roll	1/3/2019
2018	101	FV	384,700	0	7,637.	454,400	839,100	839,100	Year End Roll	12/20/2017
2017	101	FV	384,700	0	7,637.	434,900	819,600	819,600	Year End Roll	1/3/2017
2016	101	FV	384,700	0	7,637.	402,400	787,100	787,100	Year End	1/4/2016
2015	101	FV	375,000	0	7,637.	337,500	712,500	712,500	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	10:56:48

LAST REV

Date	Time
05/21/20	15:34:02
jorourke	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT. 10566

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
JONES DANIEL M/	74575-272	1	4/30/2020		1,050,000	No	No		
JONES RICHARD V	73431-141	1	10/9/2019	Convenience	1	No	No		Victor Jones (aka Richard Victor Jones) dod 1
JONES RICHARD V	66881-572		3/3/2016	Convenience	99	No	No		Bernice Katz Jones - DOD: 4/21/2017
JONES RICHARD V	66881-552		3/3/2016	Convenience	99	No	No		
JONES RICHARD V	42716-125		5/8/2004	Family	99	No	No		
	10034-241		1/1/1901		51,462	No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/13/2006	267	Manual	14,000			G7	GR FY07	REPAIR TERMITE DAM

ACTIVITY INFORMATION

Date	Result	By	Name
5/21/2020	SQ Returned	JO	Jenny O
7/24/2019	Mail Update	JO	Jenny O
8/29/2017	MEAS&NOTICE	HS	Hanne S
2/6/2009	Meas/Inspect	372	PATRIOT
4/17/2000	Inspected	276	PATRIOT
11/5/1999	Measured	266	PATRIOT
1/1/1982		KM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	87453
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7637		Sq. Ft.	Site		0	90.	0.85	10									584,196						584,200	

Total AC/HA:	0.17532	Total SF/SM:	7637	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	584,196	Spl Credit		Total:	584,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	3 - Gambrel		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	B- - Good (-)		
Year Blt:	1916	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	40	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	2		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:	2	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.06281698
Const Adj.:	1.01585877
Adj $ / SQ:	140.357
Other Features:	101000
Grade Factor:	1.21
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	628255
Depreciation:	194759
Depreciated Total:	433496

COMMENTS

PDAS OF=EX SINK FULL BATH.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	4	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	4	M
Totals			
1	8	4	

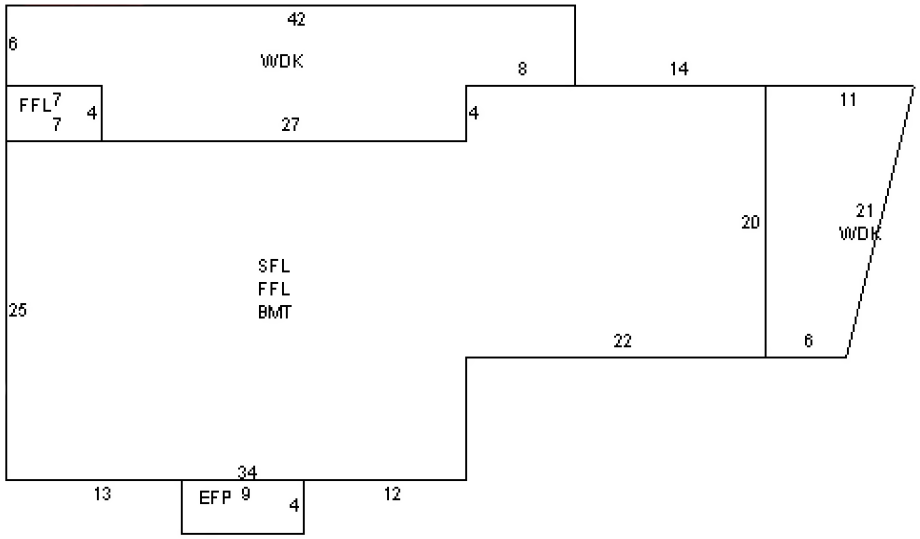
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	169.83
Special Features:	0	Val/Su Net:	98.52
Final Total:	433500	Val/Su SzAd	170.43

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,318	140.360	184,991
BMT	Basement	1,290	42.110	54,318
SFL	Second Floor	1,226	140.360	172,008
WDK	Deck	530	8.010	4,246
EFP	Enclos Porch	36	73.750	2,655

Net Sketched Area:	4,400	Total:	418,218
Size Ad	2543.5	Gross Area	4464	FinArea	2544
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
SFL	95				

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

136.0-0003-0016.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc